



**14 Corporation Street, Lincoln
LN2 1HN**

#6178/2023J

14 Corporation Street

Lincoln, LN2 1HN



Agreement

To Let



Detail

City Centre Retail/Office
Premises



Rent

£20,000 pax



Size

96.38 sq m (1,037 sq ft)
NIA



Location

Lincoln, LN2 1HN



Property ID

#6178/2023J

For Viewing & All Other Enquiries Please Contact:



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Property

A prominent retail/office unit with a glazed frontage to Corporation Street and servicing access to the rear. The unit is fitted out to provide a trading area to the front and to the rear of the shop is a WC and a kitchen. Spaces within the car park to the rear may be available by way of separate negotiation with the landlord.

Please note the adjacent unit is also on the market so there is the potential to combine the two units, to provide circa 2,500 sq. ft. (232.25m²) of space.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|-----------|----------------|-----------------|
| Total NIA | 96.38 | 1,037 |

Please see ref note above with regard to combining of 14/16 Corporation Street.

Energy Performance Certificate

Rating: D84

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £14,500
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£20,000 per annum exclusive. Please contact the agents with regard to a proposal for a combined rental cost for units 14 and 16.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

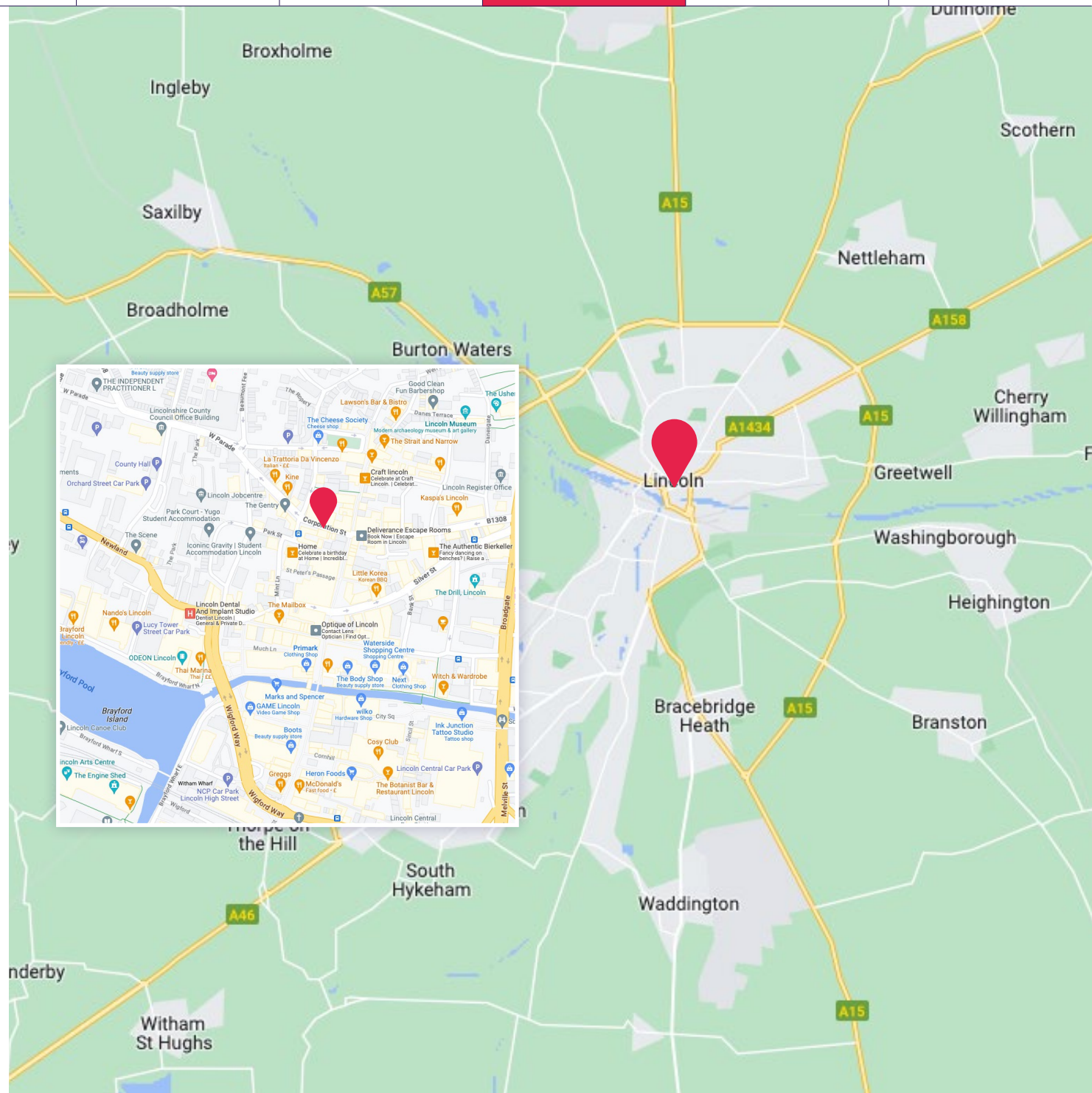
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is located on Corporation Street a short walk from the pedestrianised High Street, which offers a wide range of amenities. Nearby retailers include Tesco, Moshulu and TGI's as well as local solicitors Burton & Co.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire. The City is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester and attracts over three million tourists per year predominately visiting the City to view the Cathedral which is recognised as one of the finest examples of Gothic architecture in Europe.

The City has a catchment of circa 543,367 people and a total catchment spend of £984.40 million. It is also a growing University City with over 15,000 students and staff based at the city's main campus, contributing an estimated £250 million to the local economy.

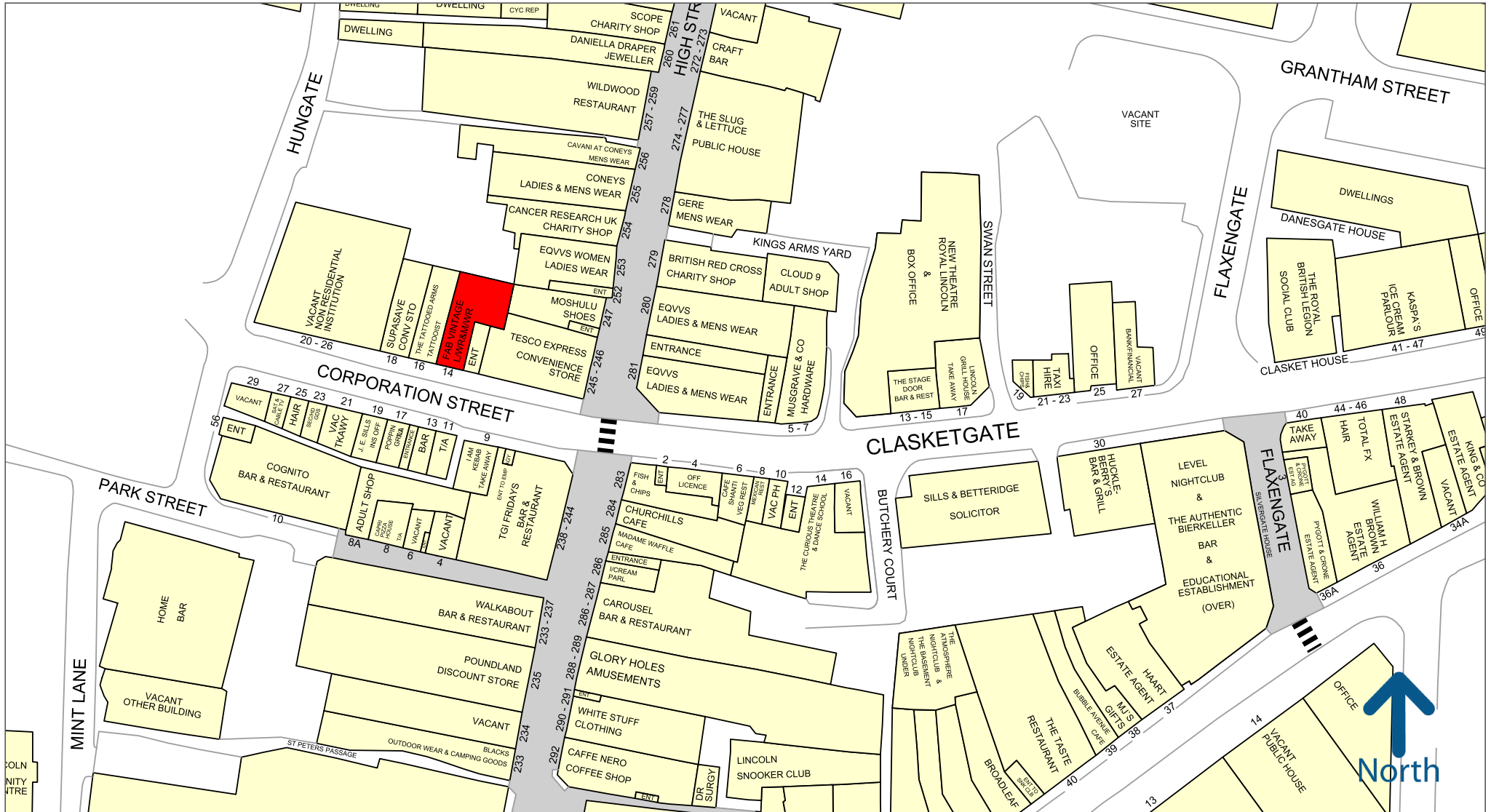








Lincoln



50 metres

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Experian Goad Plan Created: 04/10/2023

Created By: Barker Storey Matthews

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